



City of Rockville

MEMORANDUM

February 12, 2004

TO: Historic District Commission

FROM: Cindy Kebba, Preservation Planner

SUBJECT: 101 West Jefferson Street Design Revisions

The applicant for HDC03-0282 submitted revisions to the rear entry modification that was presented at the January 15, 2004 HDC meeting. These revisions are in response to suggestions articulated by the HDC at the initial presentation regarding the roofline of the entrance and handicap access.

Two options for the roofline are provided in the attached drawings. The applicant's preference is to reduce the slope from 13/12 to 6/12 and remove the small arched window in the gable. The second choice is a flat roof with a weighted cornice.

Two options for handicap access are also provided. The applicant's preference, depending on final cost estimates, is to install a lift at the right side of the entrance. The applicant expects to have determined the feasibility of the lift option by the February HDC meeting date. The other alternative is to build a ramp that will extend eastward from the entrance along the rear façade of the 1950s addition, turn 90 degrees at the northwest corner of the building, and project northward along the perimeter of the parking lot. It is not indicated whether or not any parking spaces would be lost with this option. Support piers will be stone to match the stone foundation and will be connected by painted lattice. The slope of the ramp (1:12) and the width (3'6" at its narrowest) meet code. Electrical permits would be required for the lift and are also needed for the lighting changes proposed.

None of the options have a negative impact on the historic resource. The HDC is asked to approve one of the options for the roof and for handicap access. If all options are equally acceptable, the applicant's preferences should be given primary consideration. Approval should include the condition that all work meet the City's building and electrical code requirements.

Attachments: Revised drawings